

54247

QUITCLAIM DEED

Vol. 78 Page 19222

THIS DEED, dated July 1, 1978, by ZX RANCH, INC., a Kansas corporation, hereinafter called "Grantor," to ZX RANCH, a Kansas partnership, comprised of ZX RANCH, INC., a Kansas corporation, NICOLAS M. SALGO, and HUGH HALFF, JR., hereinafter called "Grantee."

WITNESSETH: (Transferred with other property in consideration of interest in partnership)

WHEREAS, by reason of a transfer of the interest of C. L. Patterson in ZX Ranch, a partnership, and the admission of Nicolas M. Salgo and Hugh Halff, Jr. as partners in said partnership, and in order to correct the record title the Grantor does hereby quitclaim and convey unto Grantee, its successors and assigns, all of the following described real property situated in the Counties of Lake and Klamath, in the State of Oregon, to-wit:

All of their right, title and interest in and to the real property described in Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all of the right, title and interest in and to all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, said ZX Ranch, Inc., a Kansas Corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

ZX RANCH, INC., a Kansas corporation

By Robert A. Page  
Robert A. Page, Vice President

By Edmund R. Learned  
Edmund R. Learned, Secretary



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STATE OF KANSAS )  
                  ) ss.  
SEDGWICK COUNTY )

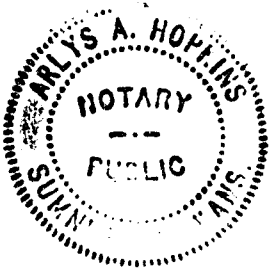
On this 30th day of June, 1978, before me, the undersigned, a notary public in and for said county and state, personally appeared Robert A. Page, known to me to be the Vice President, and Edmund R. Learned, known to me to be the Secretary, of ZX Ranch, Inc., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

My Appointment Expires:

April 20, 1981

Arlys A. Hopkins  
Arlys A. Hopkins Notary Public



Township 27 South, Range 15 East of the Willamette Meridian,  
Section 31: Lot 4, E $\frac{1}{2}$  SW $\frac{1}{4}$ .  
Section 32: SW $\frac{1}{4}$  NW $\frac{1}{4}$ , W $\frac{1}{2}$  SW $\frac{1}{4}$ .

Township 28 South, Range 14 East of the Willamette Meridian,  
Section 16: S $\frac{1}{2}$  N $\frac{1}{2}$ , S $\frac{1}{2}$ .

20: S $\frac{1}{2}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$ .

21: NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , EXCEPTING THEREFROM a parcel of land conveyed to the State of Oregon by deed recorded in Book 75 at page 132 of the Record of Deeds, described as follows: Beginning at a point which is the intersection of the easterly line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 21, T 28S, R 14EWM, with the southerly right of way line of the Fremont Highway; said point being 40 feet distant from (and measured at right angles to) the center line of said highway at Engineer's Station 518+49.6, said point also being 40 feet North of the center of said Section 21, thence along said highway right of way line on a 1472.5 foot radius curve right (the long chord of which bears N. 61°48' W., 1019.32 feet, a distance of 1040.85 feet; thence continuing along said highway right of way line N. 41°34' W., 575 feet to an intersection with the west line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 21, thence South along said west line a distance of 952 feet, more or less, to the Southwest corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 21, thence East a distance of 1280 feet, more or less, to the center of said Section 21, thence North a distance of 40 feet to the point of beginning.

21: That part of the SW $\frac{1}{4}$  lying northwesterly of the County Road;  
N $\frac{1}{2}$  N $\frac{1}{2}$  SE $\frac{1}{4}$  excepting therefrom the Southerly 66 feet thereof as conveyed in Book 139 at page 638 of the Record of Deeds, to Kenneth Emery and Dorothy Emery.

22: W $\frac{1}{2}$  NW $\frac{1}{4}$ , excepting therefrom a tract of land conveyed to the State of Oregon by deed recorded in Book 101 at page 141 of the Record of Deeds described as follows: Beginning at a point on the northerly right of way line of the constructed Fremont Highway, said point also being 40 feet distant from (when measured at right angles to) Engineer's Station 5143+55 of said highway, said point also being 742 feet North and 910 feet East of the West quarter corner of Section 22, Township 28 South, Range 14 E.W.M., thence S. 89°05' E. along the northerly right of way line of said Fremont Highway

Township 27 South, Range 15 East of the Willamette Meridian,  
Section 31: Lot 4, E $\frac{1}{2}$  SW $\frac{1}{4}$ .  
Section 32: SW $\frac{1}{4}$  NW $\frac{1}{4}$ , W $\frac{1}{2}$  SW $\frac{1}{4}$ .

Township 28 South, Range 14 East of the Willamette Meridian,  
Section 16: S $\frac{1}{2}$  N $\frac{1}{2}$ , S $\frac{1}{2}$ .

20: S $\frac{1}{2}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$ .

21: NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , EXCEPTING THEREFROM a parcel of land conveyed to the State of Oregon by deed recorded in Book 75 at page 132 of the Record of Deeds, described as follows: Beginning at a point which is the intersection of the easterly line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 21, T 28S, R 14EWM, with the southerly right of way line of the Fremont Highway; said point being 40 feet distant from (and measured at right angles to) the center line of said highway at Engineer's Station 518+49.6, said point also being 40 feet North of the center of said Section 21, thence along said highway right of way line on a 1472.5 foot radius curve right (the long chord of which bears N. 61°48' W., 1019.32 feet, a distance of 1040.85 feet; thence continuing along said highway right of way line N. 41°34' W., 575 feet to an intersection with the west line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 21, thence South along said west line a distance of 952 feet, more or less, to the Southwest corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 21, thence East a distance of 1280 feet, more or less, to the center of said Section 21, thence North a distance of 40 feet to the point of beginning.

21: That part of the SW $\frac{1}{4}$  lying northwesterly of the County Road;  
N $\frac{1}{2}$  N $\frac{1}{2}$  SE $\frac{1}{4}$  excepting therefrom the Southerly 66 feet thereof as conveyed in Book 139 at page 638 of the Record of Deeds, to Kenneth Emery and Dorothy Emery.

22: W $\frac{1}{2}$  NW $\frac{1}{4}$ , excepting therefrom a tract of land conveyed to the State of Oregon by deed recorded in Book 101 at page 141 of the Record of Deeds described as follows: Beginning at a point on the northerly right of way line of the constructed Fremont Highway, said point also being 40 feet distant from (when measured at right angles to) Engineer's Station 5143+55 of said highway, said point also being 742 feet North and 910 feet East of the West quarter corner of Section 22, Township 28 South, Range 14 E.W.M., thence S. 89°06' E. along the northerly right of way line of said Fremont Highway

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a distance of 386 feet, thence N. 0°54' E. along westerly Silver Lake city limits boundary, a distance of 250 feet; thence E. 89°06' W., a distance of 386 feet, thence S. 0°54' W., a distance of 250 feet to the point of beginning.

Also, EXCEPTING: Beginning at a point on the north right of way line of the Fremont Highway, which point is 72 feet North and 1296 feet East of the west quarter corner of Section 22, T 28S, R 14EWM, thence N. 0°54' East 250 feet, thence East to the West line of the SE¼ NW¼ of said Section 22, thence South along said West line of said SE¼ NW¼ of said Section 22, 250 feet, the North margin of said Fremont Highway, thence West along the North margin of said Fremont Highway to the point of beginning.

- 23: S¼.
- 24: S¼SW¼, NW¼SE¼, except deed to State of Oregon, Book 80, page 58.
- 25: W¼.
- 26: N¼, N¼ S¼, SW¼ SW¼.
- 27: All.
- 33: W¼ NE¼, SW¼ SE¼, and that portion of the E¼ SW¼ lying easterly of an existing fence which runs through the E¼ SW¼ of Section 33, which said parcel is more particularly described as follows:  
From the section corner common to Sections 33 and 34, T 28S, R 14EWM, and Section 3 and 4, T 29S, R 14EWM, thence Westerly along the Section line between Section 33, T 28S, R 14EWM, and Section 4, T 29S, R 14EWM, a distance of 3545.99 feet to a fence and point of beginning, thence North 13°39'45" East along said fence a distance of 1292.51 feet; thence North 28°27'45" East along said fence a distance of 652.71 feet; thence North 14°08'45" East along said fence a distance of 359.44 feet; thence North 8°52'45" East a distance of 472.22 feet to a fence corner which is on the East-West center line of said Section 33; thence Easterly along the East-West center line of Section 33 to the center of said section; thence Southerly along the North-South center line of Section 33 to the quarter corner between Section 33, T 28S, R. 14EWM, and Section 4, T 29S, R 14EWM, thence Westerly along said Section line to the point of beginning.
- 34: N¼, E¼ SE¼.
- 35: SW¼ NE¼, NW¼, N¼SW¼, SW¼ SW¼, NW¼ SE¼.

Township 28 South, Range 15 East of the Willamette Meridian,  
Section 5: Lots 4, 5, 6, 7, SE¼ NW¼, E¼ SW¼, W¼ SE¼, SE¼ SE¼.

T 28S, R 15EWM (Continued)

- Section 8: E $\frac{1}{2}$ .  
9: SW $\frac{1}{4}$  NW $\frac{1}{4}$ , W $\frac{1}{2}$  SW $\frac{1}{4}$ .  
10: E $\frac{1}{2}$  SE $\frac{1}{4}$ .  
11: SW $\frac{1}{4}$ .  
14: N $\frac{1}{2}$  NW $\frac{1}{4}$ .  
15: S $\frac{1}{2}$  N $\frac{1}{2}$ , SW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$ .  
16: All.  
17: Lots 4, 5, 6, 7, 10, 11, SE $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SE $\frac{1}{4}$ .  
20: SE $\frac{1}{4}$  SE $\frac{1}{4}$ , That part of the NE $\frac{1}{4}$  and SE $\frac{1}{4}$  NW $\frac{1}{4}$  lying North of the Fremont Highway.  
21: Lots 1, 2, 6, 7, 8, 9, SE $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$  SE $\frac{1}{4}$ .  
22: NE $\frac{1}{4}$  NW $\frac{1}{4}$ , Lot 4, That part of Lots 1, 2, and 5 lying North of the Fremont Highway.  
28: NE $\frac{1}{4}$ , N $\frac{1}{2}$  NW $\frac{1}{4}$ .  
29: E $\frac{1}{2}$  NE $\frac{1}{4}$ .

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Township 29 South, Range 14 East of the Willamette Meridian,

- Section 2: NW $\frac{1}{4}$  NW $\frac{1}{4}$ .  
4: W $\frac{1}{2}$  NW $\frac{1}{4}$ .  
5: NE $\frac{1}{4}$ , E $\frac{1}{2}$  NW $\frac{1}{4}$ .  
12: SW $\frac{1}{4}$  NE $\frac{1}{4}$ , S $\frac{1}{2}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , N $\frac{1}{2}$  SE $\frac{1}{4}$ , SW $\frac{1}{4}$  SE $\frac{1}{4}$ .  
13: W $\frac{1}{2}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$ .  
16: S $\frac{1}{2}$ .

EXHIBIT "A" - PERSONAL PROPERTY

All irrigation equipment, pumps, motors and all appurtenances thereto, now or hereafter placed on the above described real estate, including but not limited to the following:

Silver Lake - Irrigation equipment:

- # 1 - Gould Pump - # 207 B 507  
150 H.P. Westinghouse Motor - # 6312  
  
Gould Pump - # 751 A 079  
60 H.P. Westinghouse Motor - # 8500

- # 2 - Gould Pump - # 205 B 287  
150 H.P. Westinghouse Motor - # 6311

- # 3 - Gould Pump - # 207 B 763  
150 H.P. Westinghouse Motor - # 6402

Steel Mainline - Tar-dipped and wrapped:

- 9,900 ft - 6"  
12,000 ft - 8"  
2,200 ft - 10"

Twenty-eight - wheel move (1320') lateral lines complete.

1. Reservations and exceptions contained in the deeds from the State of Oregon, Lake County Deed Book 94, page 423, and Lake County Deed Book 115, page 490.
2. The rights of any person, firm or corporation in or to the use of ditches, canals, headgates or diversion works as said use has been established by use or decisions of courts or otherwise where said ditches or canals, headgates or diversions works are located on any of the lands herein described.
3. Rights of private parties and governmental bodies in and to that portion of said lands lying below the high water mark of Silver Lake.
4. Regulations, including levies and assessments, water and irrigation rights, and easements for ditches and canals, of Silver Lake Irrigation District, within which boundaries a portion of the within property lies.
5. Interest of Lake County, Oregon, a municipal corporation for the right of way over and across, and all of the oil, coal, gas and minerals on, in or under the portion of the premises reserved under those certain deeds, recorded in Lake County Deed Books: Book 89, page 447, Book 91, page 384, Book 98, page 263, Book 112, page 9 and Book 112, page 21.
6. Interest of Dudley S. Long and Veva Long, their heirs or assigns reserved in that certain deed recorded October 23, 1961, Lake County Deed Book 135, page 33.
7. Easements and rights of way, created by instruments, including the terms and provisions thereof, recorded in Book 74 at page 348, Book 126 at page 328, Book 135 at page 347, Book 137 at page 569, Book 137 at page 622, Book 154 at page 413, Book 171 at page 209, of the Records of Deeds, in favor of the United States of America.
8. Special reservations in patents from the United States of America recorded Lake County Deed Records as follows: Book 65 at page 143, Book 102 at page 263, and Book 140 at page 229.
9. Interest of Kern County Land Company, a corporation, evidenced by deed recorded Lake County Deed Book 123, page 416, recorded December 2, 1958.
10. Easement in favor of Silver Lake Irrigation District recorded Lake County Deed Books 62 at pages 183 and 192 and Book 140 at page 439.
11. Right of way to United States of America, Lake County Deed Book 142, page 222, and right of way to Portland General Electric Company, an Oregon corporation, Lake County Deed Book 144, page 43.
12. Interest of Sinton & Brown Co., a California corporation, appearing in that instrument recorded Lake County Deed Book 144, page 245.
13. Lease to Gulf Oil Corporation Lake County Deed Book 167, page 304.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Page 5. Exhibit "A"

Filed for record at request of Conn & Lynchthis 30th day of August A. D. 1978 at 2:31 clock P.M., and  
duly recorded in Vol. 878, of Deeds on Page 19222

Wm D. MILNE, County Clerk

By Dorothy A. Smith

Fee \$21.00

Conn & LynchP.O. Box 35-1Lakewood, Or. 97630